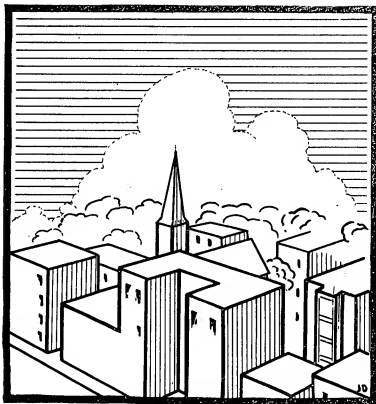




CANADA

# LONDON



## HOUSING ATLAS

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PREFATORY NOTE

The Dominion Bureau of Statistics has based this statistical atlas upon 1941 housing census data. It is not an official publication for general distribution but has been designed rather to summarize available census data for the local study of housing in the London area.

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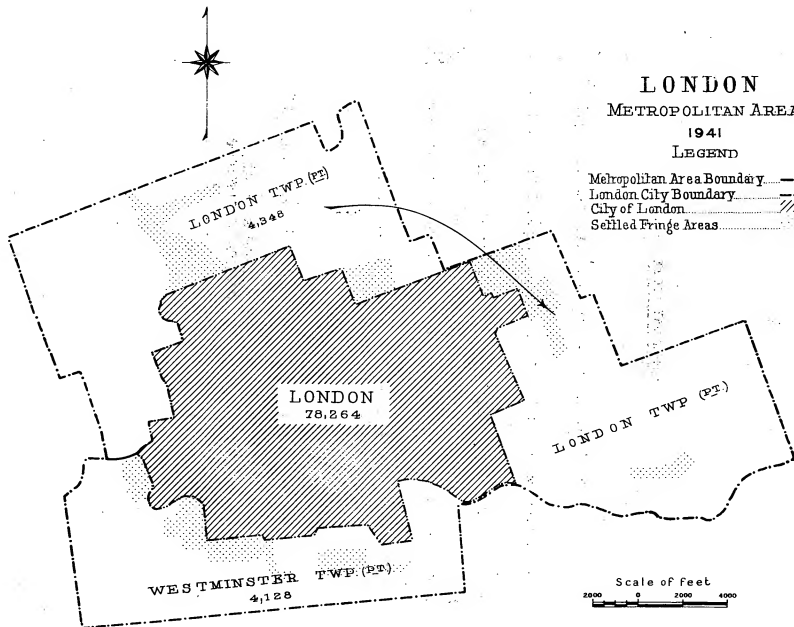
# LONDON

## METROPOLITAN AREA

1941

### LEGEND

- Metropolitan Area Boundary .....  
London City Boundary .....  
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## HOUSING IN LONDON, ONTARIO, 1941

### Introductory:

The following pages include a brief commentary on London housing, and a statistical summary of 1941 housing data for Greater London. There are also maps which present a graphic record of the housing conditions within the city boundaries for wage-earner households, i.e., those in which the household head is a wage-earner.

Changes have taken place in London since 1941, and Housing Census records do not provide a completely accurate picture of the existing situation. They do give useful background material, however, to serve as a guide to intensive studies of the housing problem. They also provide a basis of comparison with conditions in other cities; independent surveys seldom do this because of different methods used, and differences in the kinds of data collected.

### Comments on London Housing, 1941

Statistical tables on pages 4 to 6 provide a summary of data collected during the 1941 Housing Census of every tenth occupied dwelling in the London metropolitan area. Besides the city of London proper, this area included London and Westminster townships. Apart from exceptions noted, the material in these tables covers all types of households, whereas the maps in the second section relate only to wage-earner households within the city. Households with wage-earner heads comprised 66.5 p.c. of all those in the metropolitan fringe and 62.1 p.c. of those in the city proper.

### Description of Dwellings:

In the fringe area, 92.4 p.c. of dwellings were single houses, but this percentage dropped to 71.5 within the city. Another 21.2 p.c. of city dwellings were flats or apartments compared with 6.2 p.c. in the fringe area. Semi-detached houses, and rows or terraces made up the remainder. There were few large apartment blocks or similar buildings, and only 8.7 p.c. of dwellings in the city were in buildings containing 4 or more dwellings. Brick was the usual exterior building material in both city and fringe areas, with 62.3 p.c. and 45.2 p.c. respectively being of brick construction. Wood came second, being the surface material for 23.8 p.c. and 35.7 p.c. of homes in the respective areas. Stucco buildings accounted for all but a small percentage of the remainder in both areas. Homes in the city area were generally in a better condition of external repair than those in the fringe. In the city 20.7 p.c. and in the fringe 27.2 p.c. were in need of external repair, i.e., one or more of the following required attention: foundations, outside walls, roof, chimneys, stairways, or steps approaching the entrance.

Dwellings were comparatively large, averaging 5.6 rooms in the fringe area and 5.7 rooms in the city proper. Six rooms was the predominant size in both areas.

### Description of Households:

The household, as defined for housing census purposes, is the complete group of persons occupying a dwelling unit. Not infrequently the household includes lodging families, and may also include two or more separate housekeeping units in the dwelling.

The average number of persons per household in London was small compared with other metropolitan centres. The average number was 3.7 in the fringe area and 3.6 in the city. When compared with the average number of rooms, 5.6 and 5.7, an over-all average of more than one room per person is indicated. However, rooms are not evenly distributed, and actually 8.9 persons lived in dwellings allowing less than one room per person.

In London proper, 9.8 p.c. of households kept lodgers and 7.6 p.c. included lodging families; in the fringe area, proportions were 6.2 and 7.6. Although these proportions are below those for most metropolitan centres, they still suggest a need for extra housing.

### Dwelling Equipment and Conveniences:

A consideration of dwelling equipment and conveniences is useful as a guide to standards of existing housing. It also provides a rough basis for comparing the quality of city and fringe homes.

Plumbing facilities varied considerably. Although 99.3 p.c. of city dwellings had running water, the fringe proportion was only 66.0. This difference naturally was reflected in bathing and toilet facilities. Whereas 96.3 p.c. of city households had either the exclusive or shared use of any inside toilet, the corresponding fringe area percentage was 58.1. Similarly, 88.6 p.c. of city households compared with 53.1 p.c. of fringe area households, had either a private bath, or shared one with other households.

Gas or electricity was the principal cooking fuel in 85.0 p.c. of fringe area homes and in 96.6 p.c. of those in the city. Wood was used by 9.7 p.c. of households in the fringe area, and 2.4 p.c. in the city.

Hot air furnaces were the chief source of heat for homes in both the fringe and city areas, composing 42.5 p.c. and 61.0 p.c. respectively of the total in both areas. Stoves supplied heat to 48.5 p.c. and 24.3 p.c. of households in the respective areas, while steam or hot water came third in prominence. The availability of natural gas in London was responsible for the high proportion of householders using gas as a heating fuel—36.2 p.c. in the fringe area and 42.4 p.c. in the city proper. Practically all homes in the metropolitan area were heated by electricity. Refrigeration facilities were absent in 39.7 p.c. of fringe area homes, and 19.7 p.c. of city homes.

A further indication of economic status is provided by percentages of homes with vacuum cleaner, automobile, radio and telephone. London stood high in this respect, 28.9 p.c. of fringe area families, and 24.0 of city families having all these conveniences, while 4.3 p.c. and 4.1 p.c. in the respective areas had none. The city led in percentages of homes with telephone, vacuum cleaner and radio, but a higher percentage of householders in the fringe area had motor cars.

#### Owner-Occupied Homes—Value, Mortgage Outstanding, Taxes:

The average value of owned homes was \$3,346 in the London fringe area and \$3,550 in the city. The percentage of households living in dwellings valued by the owners at less than \$3,000 was 60.0 in the fringe and 48.3 in the city. More dwellings were mortgaged in the fringe area than in the city, corresponding percentages being 49.5 and 41.3. Interest rates on mortgages were low, averaging 5.4 p.c. in the fringe area and 5.5 p.c. in the city proper. Although fringe homes and city homes were almost equal in values, average yearly taxes on the former were only one-third of those on the latter, respective amounts being \$42 and \$124.

#### Rents:

In the city, monthly rents averaged \$29, as compared with \$24 in the fringe. In the city rents centred between \$20 and \$25, and in the fringe, between \$15 and \$20. However, in the former area 16.4 p.c. paid over \$35 per month rent, while the corresponding fringe figure was 21.2 p.c.

#### Earnings of Wage-Earner Families:

Wage-earner families comprised 66.5 p.c. of households in the metropolitan fringe and 62.1 p.c. of those in the city. Since this group forms such a large proportion of all households, the earnings of wage-earner families provide a good indication of the earnings of the city as a whole. Earnings of wage-earner family heads averaged \$1,386 in the fringe area and \$1,489 in the city. These figures are somewhat below the average for the 12 Canadian metropolitan centres. Over 60 p.c. of wage-earner family heads, in both the city and fringe areas, earned less than \$1,500 in 1941.

#### Tenant Rent-Earnings Relationships:

Regardless of whether homes are to be built for renting or for sale, relationships between rent and earnings are an important consideration. One-fifth of income is a reasonable maximum for shelter costs for families with incomes under \$2,000, without risk of skimping on food or other living requirements. Any considerable proportion of households paying more than this fraction provides evidence of financial strain and may be accompanied by malnutrition or crowding.

To get a clear-cut picture of relationships between earnings and rents from 1941 Census records, it is necessary to limit considerations to single family wage-earner households.

Wage-earner single family tenant households in the London metropolitan area numbered approximately 9,000 out of a total of 11,700 tenant households of all kinds. The over-all total included at least 800 tenant households composed of two or more families, a group in which rent earnings relationships are typically less satisfactory than for the single family type.

In the London metropolitan area, one-third of wage-earner families received \$1,100 or less in 1941, while another third received from \$1,100 to \$1,700. Family earnings averages in the lower- and middle-thirds of the wage-earner groups amounted to \$775 and \$1,359 respectively. These figures are of special significance in considering the distribution of rents in the lower- and middle-third earnings groups.

Proportions of Single Family Wage-Earner Households in the Lower- and Middle-Third  
Family Earnings Groups Paying Specified Rents, London, 1941.

Monthly Rent \$	Lower-Third Wage-Earner Families (Percentage of Families)	Middle-Third Wage-Earner Families (Percentage of Families)
- 20	46.2	22.8
20 - 34	49.0	61.4
35 +	4.8	15.8
Estimated Number of Single Family Households .....	3,000	3,000

Families with an average annual income of \$775 cannot afford monthly shelter costs averaging more than \$12.92, if one-fifth of income be accepted as the upper limit which may reasonably be devoted to shelter. Likewise families with an average income of \$1,359 can afford monthly shelter costs averaging not more than \$22.65.

Actually, however, only 13 p.c. of tenants in the lower-third of the London family earnings range, i.e., \$1,100 a year or less, paid rents they could afford. That is, 87 p.c. of households expended more than 20 p.c. of their earnings on tenant shelter. Similarly 55 p.c. of families in the middle earnings group, \$1,100 to \$1,700, paid more than 20 p.c. of their earnings on shelter.

Family incomes tend to average slightly higher than actual earnings but the difference is characteristically small. Allowing for this and also for possible understatement of earnings to census enumerators, it is still clear that many tenant households in London were paying higher rents than a normal budgetary distribution of family income would dictate.

## HOUSING DATA - GREATER LONDON 1941

# MONTHLY RENTALS

Amount \$	Percentage of Homes C. F. M.A.		
0 .....	1.3	4.1	1.5
1 - 9 .....	2.4	9.6	2.9
10 - 14 .....	7.2	15.1	7.7
15 - 19 .....	15.8	23.3	16.3
20 - 24 .....	20.5	9.6	19.8
25 - 29 .....	18.8	16.4	18.7
30 - 34 .....	12.8	5.5	12.3
35 - 39 .....	8.9	8.2	8.9
40 - 49 .....	7.7	2.7	7.4
50 - 59 .....	3.1	1.4	3.0
60 + .....	1.5	4.1	1.6

Total Rented Dwellings .....	10,987	708	11,695
Average Monthly Rent...	\$ 29.	\$ 24.	\$ 29.

# PERCENTAGE OF ALL TENANT HOMES FOR WHICH RENT INCLUDES SPECIFIED SERVICES

Service	Percentage of Homes C. F. M.A.		
Use of Furniture .....	3.5	5.5	3.6
Heat .....	22.6	16.1	22.3
Garage .....	38.2	59.3	39.4

# TENURE

	Percentage of Homes C. F. M.A.		
Owner-Occupants....	45.7	66.9	47.7
Tenant-Occupants... 54.3	33.1	52.3	

Total Number of Occupied Dwellings .....	20,222	2,142	22,364
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# VALUE OF OWNER-OCCUPIED HOMES

Value \$	Percentage of Homes C. F. M.A.		
1 - 999 ....	2.3	14.6	3.9
1000 - 1999 ....	18.5	26.9	19.5
2000 - 2999 ....	28.5	18.5	27.2
3000 - 3999 ....	23.2	9.2	21.4
4000 - 4999 ....	13.5	9.2	13.0
5000 - 5999 ....	4.5	6.9	4.8
6000 - 6999 ....	2.7	5.4	3.0
7000 - 7999 ....	1.9	3.1	2.0
8000 - 10999 ....	3.0	4.6	3.2
11000 - 15999 ....	1.7	.8	1.6
16000 + ....	.3	.8	.4

Total Owned Dwellings .....	9,235	1,434	10,669
Average Value ...	\$3,580.	\$3,346.	\$3,524.

# MORTGAGE OUTSTANDING ON OWNER-OCCUPIED HOMES

Amount \$	Percentage of Homes C. F. M.A.		
1 - 999 .....	28.2	39.2	29.6
1000 - 1999 .....	36.1	13.7	33.0
2000 - 2999 .....	24.2	17.6	23.4
3000 - 3999 .....	8.5	11.8	8.9
4000 - 4999 .....	1.8	15.7	3.7
5000 - 5999 .....	.3	-	.3
6000 - 6999 .....	-	-	-
7000 - 7999 .....	.3	2.0	.5
8000 - 8999 .....	.3	-	.3
9000 + .....	.3	-	.3

Estimated Number of Owner-Occupied Homes Mortgaged....	3,800	700	4,500
Average Amount ....	\$1,588	\$1,900	\$1,629
Percentage of Owner-Occupied Homes Mortgaged....	41.3	49.5	42.2

# ANNUAL MORTGAGE PAYMENTS ON OWNER-OCCUPIED HOMES

Amount \$	Percentage of Homes C. F. M.A.		
1 - 499 .....	94.8	78.5	92.5
500 - 999 .....	4.0	17.6	5.9
1000 - 1499 .....	.6	-	.5
1500 - 1999 .....	.3	-	.3
2000 + .....	.3	3.9	.8

Average Payments*..	\$214.	\$341.	\$231.
*Includes both Interest and Principal			

# MORTGAGE INTEREST RATES ON OWNER-OCCUPIED HOMES (on Mortgage Outstanding)

Rate	Percentage of Homes C. F. M.A.		
4 per cent .....	3.9	1.9	3.6
5 " " .....	53.9	67.4	55.9
6 " " .....	26.5	19.2	25.5
7 " " .....	15.7	9.6	14.8
8 " " .....	1.9	.3	
9 " " .....	-	-	-
10 + " " .....	-	-	-

Average Rate Per Cent .....	5.5	5.4	5.5
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# ANNUAL TAX PAYMENTS ON OWNER-OCCUPIED DWELLINGS

Amount \$	Percentage of Homes C. F. M.A.		
1 - 199 .....	89.5	100.0	90.6
200 - 399 .....	9.1	-	8.1
400 - 599 .....	1.1	-	1.0
600 - 799 .....	.2	-	.2
800 - 999 .....	-	-	-
1000 - 1199 .....	.1	-	.1
1200 + .....	-	-	-

Average Payments .....	\$124.	\$42.	\$115.
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## HOUSING DATA - GREATER LONDON, 1941

C. - City Proper.  
F. - Metropolitan Fringe.  
M.A. - Metropolitan Area.

ROOMS PER DWELLING - ALL DWELLINGS				PERSONS PER HOUSEHOLD - ALL HOUSEHOLDS			
No. of Rooms	Percentage of Dwellings			No. of Persons	Percentage of Households		
	C.	F.	M.A.		C.	F.	M.A.
1	1.5	1.4	1.5	1	5.9	2.4	5.5
2	2.2	2.4	2.8	2	24.6	23.8	24.4
3	7.3	5.7	7.1	3	23.7	25.7	23.8
4	8.9	12.9	9.3	4	19.8	21.4	20.0
5	21.3	23.8	21.5	5	12.3	12.4	12.3
6	33.0	32.3	33.0	6	6.9	8.1	7.0
7	13.6	11.4	13.4	7	3.5	2.4	3.4
8	7.0	6.2	6.9	8	1.7	1.9	1.8
9	2.4	1.9	2.4	9	.9	.5	.9
10	1.8	1.0	1.7	10	.2	1.4	.4
11 +	1.0	1.0	1.0	11	.1	-	.1
				12 +	.4	-	.4
Number of Dwellings ..... 20,222				Number of Households ..... 20,222			
Average Number of Rooms ..... 5.7				Average Number of Persons ..... 3.6			
PROPORTION OF DWELLINGS IN BUILDINGS WITH SPECIFIED NUMBERS OF DWELLING UNITS				YEARS IN PRESENT DWELLING - ALL HOUSEHOLDS			
Dwelling Units per Building	Percentage of Households			Years	Percentage of Households		
	C.	F.	M.A.		C.	F.	M.A.
1	73.0	93.8	74.9	Under 1 Year	5.3	8.2	5.5
2	14.6	3.8	15.6	1	19.9	22.5	20.3
3	3.7	1.4	3.5	2	9.9	12.5	10.2
4 - 10	7.8	1.0	7.1	3	7.1	10.6	7.5
11 - 15	.3	-	.3	4	6.0	8.7	6.2
16 +	.6	-	.6	5	3.9	2.9	3.8
Number of Dwellings ..... 20,222				6 - 10	13.5	12.0	13.3
				11 - 15	8.8	8.2	8.7
				16 - 20	9.9	6.7	9.6
				21 - 30	10.9	6.7	10.5
				31 +	4.8	1.0	4.4
				Number of Households ..... 20,222			
				Average Number of Years ..... 9.4			
HEATING SYSTEM - ALL DWELLINGS				COOKING FUEL - ALL DWELLINGS			
Kind	Percentage of Dwellings			Kind	Percentage of Dwellings		
	C.	F.	M.A.		C.	F.	M.A.
Steam or Hot Water	14.7	9.0	14.2	Gas or Electricity	96.6	85.0	95.5
Hot Air	61.0	43.5	59.2	Wood	2.4	9.7	3.1
Stove	24.3	48.5	26.6	Coal	.6	3.4	.9
Number of Dwellings ..... 20,222				Coal Oil or Other	.4	1.9	.6
				Number of Dwellings ..... 20,222			
SUMMARY OF CONDITIONS AND CONVENIENCES							
Dwellings	Percentage of Dwellings						
	C.	F.	M.A.				
1. With external repair	20.7	37.2	21.3				
2. With electric lighting	99.5	96.7	99.3				
3. With running water	99.3	66.0	96.1				
4. With mechanical refrigeration	47.2	45.4	47.1				
5. With ice refrigeration	32.4	24.4	31.7				
6. With gas or electric cooking	96.6	85.0	95.5				
7. With private flush toilet	99.5	57.1	86.4				
8. With shared bath or shower	6.8	1.0	6.3				
9. With private bathtub or shower	82.0	51.7	79.2				
10. With shared bathtub or shower	6.6	1.4	6.1				
11. With telephone	59.6	51.0	58.8				
12. With electric vacuum cleaner	53.5	42.4	52.5				
13. With automobile	41.4	64.3	43.6				
14. With radio	93.4	91.0	93.2				
15. With 11, 12, 13 and 14 above	24.0	28.9	24.5				

C. - City Proper.  
F. - Metropolitan Fringe.  
M.A. - Metropolitan Area.

## HOUSING DATA - GREATER LONDON, 1941

## OCCUPATIONAL STATUS OF HOUSEHOLD HEADS

Status	Percentage of Households		
	C.	F.	M.A.
Wage-Earner .....	62.1	66.5	62.8
Own Account .....	9.7	15.5	10.2
Employer .....	2.5	3.4	2.6
Retired .....	10.3	5.8	9.9
No Pay .....	.1	-	-
Other Income .....	.9	.5	.8
Homemaker .....	14.4	7.3	13.7

Total Number of Households ..... 20,222      2,142      22,364

## HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGERS

Lodgers	Percentage of Households		
	C.	F.	M.A.
1 .....	69.5	69.2	69.5
2 .....	16.8	23.1	17.2
3+ .....	13.7	7.7	13.3

Estimated Number of Households with Lodgers ..... 2,000      100      2,100

## HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGING FAMILIES

Lodging Families	Percentage of Households		
	C.	F.	M.A.
1 .....	93.4	87.5	92.8
2 .....	4.6	12.5	5.4
3+ .....	2.0	-	1.8

Estimated Number of Households with Lodging Families ..... 1,500      200      1,700

EARNINGS PER PERSON IN RELATION TO CROWDING  
FOR SINGLE WAGE-EARNER FAMILIES  
(City Proper)

Earnings per Persons \$	Average Number of Rooms per Person
0 - 99 .....	1.0
100 - 199 .....	1.1
200 - 299 .....	1.2
300 - 399 .....	1.3
400 - 499 .....	1.5
500 - 599 .....	1.7
600 - 699 .....	1.8
700 - 799 .....	1.9
800 - 899 .....	1.9
900 - 999 .....	2.1
1000 + .....	2.3

\* Family Earnings divided by total persons in family.

ANNUAL EARNINGS OF WAGE-EARNER FAMILY HEADS  
(Metropolitan Area)

Amount \$	Percentage of Families		
	C.	F.	M.A.
0 - 499 .....	7.5	13.0	8.1
500 - 999 .....	17.8	21.7	18.3
1000 - 1499 .....	37.7	35.6	37.6
1500 - 1999 .....	15.9	14.5	18.5
2000 - 2499 .....	8.2	4.3	7.8
2500 - 2999 .....	3.8	5.1	3.9
3000 - 3999 .....	3.5	-	3.2
4000 - 4999 .....	1.1	3.6	1.3
5000 - 5999 .....	.5	-	.4
6000 + .....	.9	2.2	.8

Estimated Number of Families ..... 12,300      1,400      13,700  
Average Earnings ..... \$1,489      \$1,366      \$1,479

ANNUAL EARNINGS OF WAGE-EARNER FAMILY HEADS  
(City Proper)

Amount \$	Percentage of Families		
	Owners	Tenants	Total
0 - 499 .....	6.7	8.1	7.5
500 - 999 .....	12.6	21.2	17.6
1000 - 1499 .....	32.3	41.2	37.7
1500 - 1999 .....	24.3	15.7	18.9
2000 - 2499 .....	9.2	7.6	8.2
2500 - 2999 .....	5.3	2.8	3.8
3000 - 3999 .....	6.0	2.0	3.6
4000 - 4999 .....	1.7	7	1.1
5000 - 5999 .....	.9	.3	.5
6000 + .....	1.0	.4	.9

Estimated Number of Families ..... 5,600      6,700      12,300  
Average Earnings ..... \$1,698      \$1,357      \$1,489

RELATION OF CROWDING TO EARNINGS OF HOUSEHOLD HEADS  
(City Proper)

Amount \$	All Wage-Earner Families		Wage-Earner Households with less than 1 Room per Person
	P.C.	P.C.	
0 - 499 .....	7.5	14.6	
500 - 999 .....	17.8	28.5	
1000 - 1499 .....	37.7	35.0	
1500 - 1999 .....	18.9	13.0	
2000 - 2499 .....	8.2	5.7	
2500 - 2999 .....	3.8	1.6	
3000 - 3999 .....	3.6	.8	
4000 - 4999 .....	1.1	.8	
5000 - 5999 .....	.5	-	
6000 + .....	.9	-	

Average Earnings ..... \$1,489      \$1,134

## LONDON HOUSING MAPS

The usefulness of housing census maps depends upon a clear understanding of the material they represent, and the method of presentation. These maps have not the precision of material obtained from a complete survey; as already noted, they have been based upon records from every tenth wage-earner household in the area. Census sub-divisions are the smallest unit available for analysis of housing census data. These areas generally include several blocks grouped without regard to housing conditions, so that the boundaries of conditions indicated are likely to be approximate.

The shading of the maps is based upon certain characteristics of wage-earner families in each area. Wage-earner families, i.e., those whose chief bread winner receives a salary, wages upon a rate or piece-work basis, or works upon a commission basis, usually form a preponderant proportion of all households. These families will ordinarily live in homes commensurate with the income they receive. The third map is of special significance since it indicates the proportion of wage-earner households in each sub-district. Other maps should be studied in relation to this one, and to the map showing population density which is based on the total population regardless of household type.

Considerable proportions of any large city are non-residential, and the character of adjacent residential areas is influenced by the land use of these non-residential sections. A distinction has been made, therefore, between sections which are primarily residential, non-residential, and parks and non-occupied areas. The population density map shows that many people live in non-residential areas. Land marked as park areas may not represent formal parks, but also includes play fields and extensive open space around institutions such as hospitals, convents, etc.

### Comment on Individual Maps

1. Reference Map - This map has been prepared to show transportation routes, and the location of primary schools, both of which have a direct bearing upon the housing problem. Names of some of the principal streets have been listed for reference purposes.

2. Population Density - Each dot represents 50 persons. There is no significance in the exact position of the dots; but the total number within a sub-district is significant, and serves to indicate clearly the congested areas, and the more sparsely populated areas.

3. Proportion of Wage-Earner Households - Since all subsequent maps are based only upon records for wage-earner households, it is important to have a correct impression of the proportions of wage-earner households in each area. Wage-earner households comprise at least 40 p.c. of the total in almost all London residential areas.

4. Crowding - Study of this map particularly in relation to population density, and the occurrence of two or more family households is suggested. Any household with less than one room per person is considered to be crowded. For example, 4 persons in a 4-room dwelling would have to sleep two to a room in order to have a kitchen and one other room free for living purposes; another person in this home would produce crowding in either sleeping or living space.

5. Households with Two or More Families - Two or more families living in a dwelling originally meant for one family represents an unsatisfactory housing condition, which may be due either to poverty or lack of space. It is not uncommon for single families to have sufficient means to provide for a small, low rent dwelling without being able to secure one. Their only alternative is to share a higher rent dwelling with another family.

6. Prevailing Family Earnings Levels - Family earnings are closely related to housing and living standards. Family earnings include the total annual earnings of all members of private families, but exclude those of lodgers or domestics. Rent from boarders or lodgers is not counted as earnings. In households of two or more families, only the earnings of the principal family are counted, all sub-tenant family earnings being excluded. (See definition of wage-earner.)

7. Levels of Housing and Living Conveniences - Accurate criteria for judging the quality of housing accommodation are extremely difficult to determine. This map has been based on information about the dwelling and about living conveniences available to the household. The large number of factors employed has necessitated a complicated system of combinations in order to allocate all dwellings into six groups. The reasonableness of this grouping, however, is supported by the close relationship between this map and the previous one based on family earnings. Factors considered in establishing the six groups were: condition of external repair, plumbing facilities, electric lighting, cooking and refrigeration facilities, vacuum cleaner, telephone and automobile.

Group 1 includes nothing but dwellings which are almost certainly below acceptable housing standards. All such dwellings were defective either with regard to condition of repair or plumbing, and occupant households possessed none of the usual city conveniences such as electric or gas cooking stoves, or refrigerators; neither had they vacuum cleaners, telephones, or automobiles. Group 2 was only slightly better, including many buildings in need of repair, or without standard plumbing, but with a few conveniences. Groups 3, 4 and 5 are similar, but not until Group 5 is reached, are dwellings always satisfactory so far as external repairs and plumbing are concerned, although many households in Groups 3 and 4 have most of the conveniences noted above. Group 6 has all conveniences, satisfactory condition of repair, and standard plumbing. Family earnings averages in Ontario for the six levels of housing and living conveniences were as follows in 1941.

	\$		\$
Level 1 .....	1,083	Level 4 .....	1,708
" 2 .....	1,200	" 5 .....	1,832
" 3 .....	1,454	" 6 .....	2,497

8. Low Rent Dwellings - This map shows the proportion of dwellings in each area renting for less than \$20 a month. Such dwellings are most prevalent in crowded areas with low levels of housing and conveniences.

9. Owner-Occupied Homes - This map may be used for two purposes. The shading for tenant-occupied dwellings would be roughly reversed from that shown for owner-occupied dwellings. Tenure, earnings, and standard maps show generally similar patterns.

#### Definitions for Statistical Tables

1. Dwelling - The dwelling may be considered as the home of the household. It must be structurally separate but may be a single house, apartment, one section of a semi-detached house, etc. Dwelling, dwelling unit, and home are used interchangeably.
2. Household - For purposes of housing analysis, all persons sleeping in a dwelling unit are considered as members of the same household. The housing census household, therefore, is a broader unit than the household as defined by a population census. The latter considers a household to be a person or group of persons living as a separate house-keeping unit. The housing census household adds to this, the multiple family groups in which each one maintains separate living and eating quarters in the same dwelling. Two or more families may live this way in a single house which has not been partitioned off into flats or apartments.
3. Family Earnings - This term is applied to the total wages received in the year ending June 2, 1941, by parents and children of private families whose head is a wage-earner. Averages of family earnings give a useful index of income levels in urban areas, since families of this type comprise nearly 68 p.c. of all urban households. It will be noted that family earnings exclude the income of lodgers and servants living with wage-earner families, and that the sum of family wages may be something less than the total of family income from all sources. The latter difference is usually small.
4. Value of Homes - This is the owner's estimate of the market value of the home on June 2, 1941.
5. External Repairs - Enumerators were asked to consider the following defects under the heading of external repairs: (1) cracked or leaning exterior walls; (2) shingled roofs with warped or missing shingles; (3) chimneys cracked or with missing bricks; and (4) unsafe outside steps or stairways.
6. Homemaker - A woman responsible for the domestic management of a home, but not receiving salary or wages.



# LONDON, ONT.

1941

## REFERENCE MAP

### LEGEND

- Schools
- + Churches
- I Institutions
- Bus Lines
- G.P. Government Properties
- [Hatched Box] Commercial and Industrial Areas
- [Dotted Box] Parks
- [Cross-hatched Box] Non-occupied areas

Scale of Feet  
0 500 1000 1500 2000 2500



# LONDON, ONT

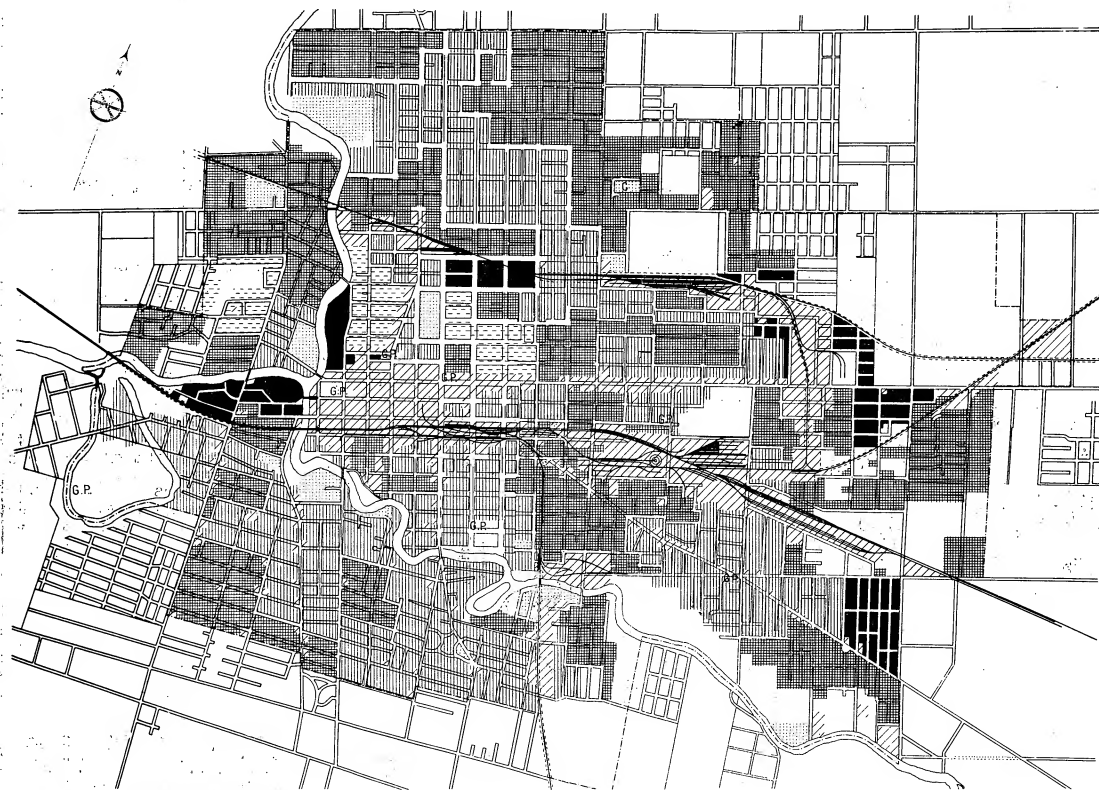
1941

Total population  
per census sub-district

(Black lines mark census  
sub-district boundaries)

1 dot = 50 persons

Commercial and Industrial  
Parks  
Non-occupied areas



# LONDON, ONT.

1941

Proportions of wage-earner  
households\*

## LEGEND

	0 - 39 p. c.
	40 - 59 p. c.
	60 - 79 p. c.
	80 p. c. +
	Commercial and Industrial Parks [areas]
	Cemeteries
	Non-occupied areas
	Government Properties

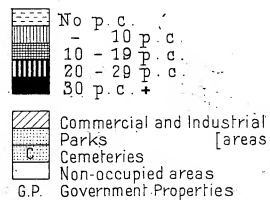
\* Wage-earner households as a percentage of all households in each census sub-district. The chief bread-winner in these households is a wage-earner, i.e., any person who works for salary, wages, commission, or on piece rates. Sixty-two point one per cent of all London households were of this type in 1941.

## LONDON, ONT.

1941

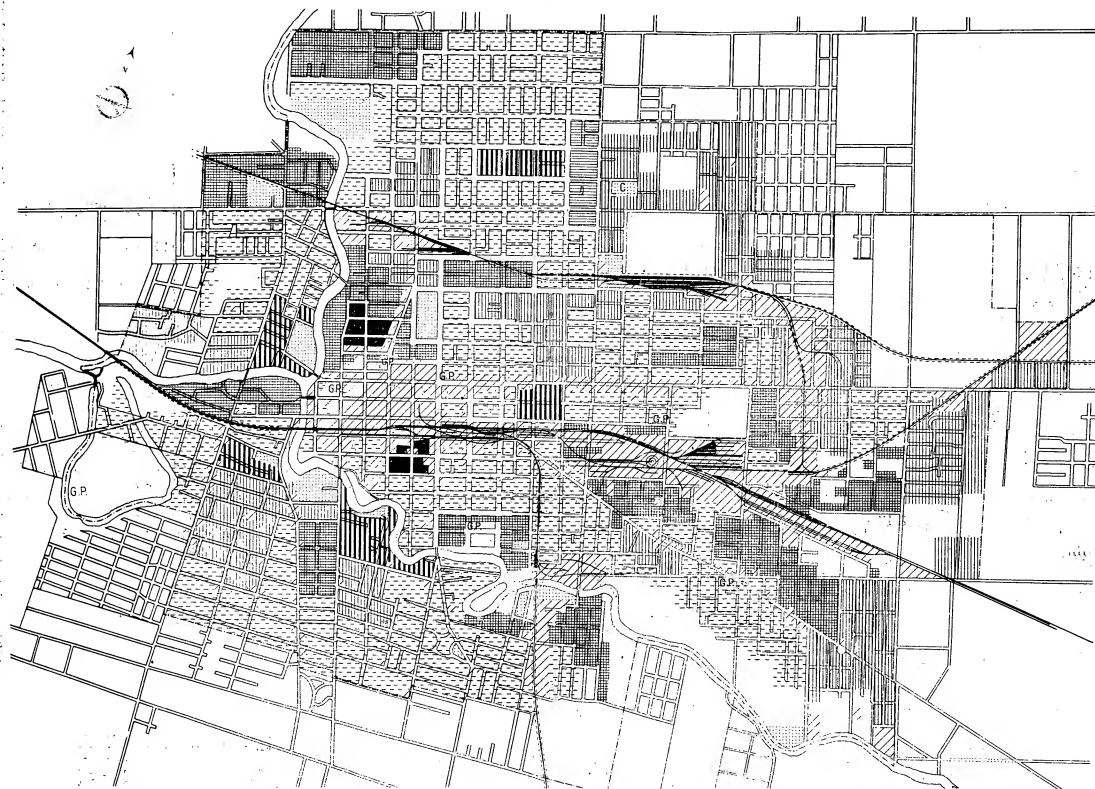
Crowded households\*

## LEGEND



\* Percentage of wage-earner households in each census sub-district with less than one room per person, i.e., living in dwellings with fewer rooms than there are persons in the household. Kitchens count as rooms, but bedrooms, hallways, unfinished cellars and attics do not.





# LONDON, ONT.

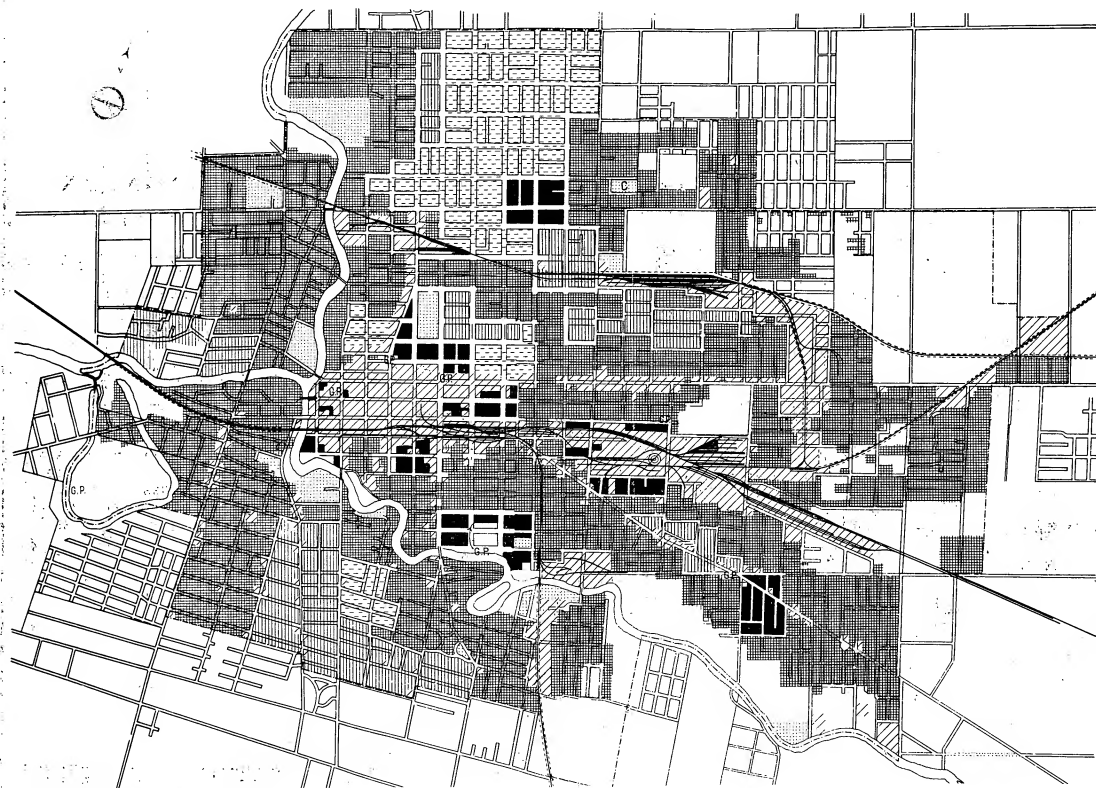
1941

"Doubled-up" families\*

## LEGEND

	No p.c.
	0 - 9 p.c.
	10 - 19 p.c.
	20 - 29 p.c.
	30 p.c. +
	Commercial and Industrial Parks [areas]
	Cemeteries
	Non-occupied areas
	G.P. Government Properties

\* Wage-earner households with two or more families living together in one dwelling unit as a percentage of all wage-earner households. Crowding is found more often in these households than in one-family households; it may be due to economic circumstances of the families, to lack of space, or more commonly to both.



## LONDON, ONT.

1941

Family earnings\*

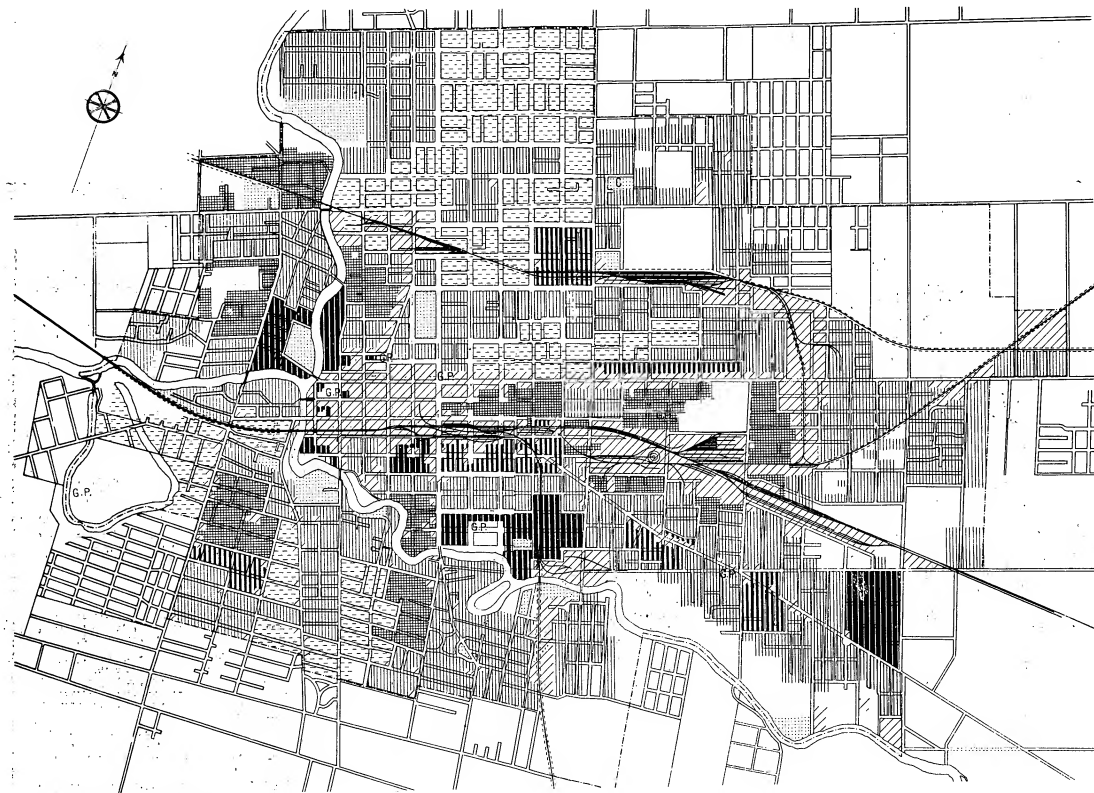
## LEGEND

Prevailing level

	2500 +
	1750 - 2499
	1000 - 1749
	0 - 999

	Commercial and Industrial Parks
	Cemeteries
	Non-occupied areas
	G.P. Government Properties

\* Prevailing level of wage-earner family annual earnings. Includes wages earned by chief breadwinner and other family members, but not earnings of lodgers, domestic, or sub-tenants.



# LONDON, ONT

1941

Prevailing levels of  
Housing and Conveniences

## LEGEND

	Group 6
	" 5
	" 4
	" 3
	" 2
	" 1
	Commercial and Industrial Parks [areas]
	Cemeteries
	Non occupied areas
	G.P. Government Properties

\* Six levels of housing and conveniences have been arbitrarily selected, No. 1 being the lowest and No. 6 the highest.

**Level 1** - Require external repair, or lacking private toilet and bath, or lacking electric light and having none of the following: gas or electric stoves, refrigerator, vacuum cleaner, telephone or automobile.

**Level 2** - These households live in homes in good repair, with private toilet, bath and electric light and have all the conveniences listed above.

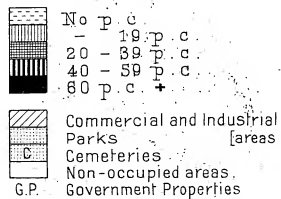
**Levels 3-6** - Represent progressive gradations between one and six which are accompanied by steps upward in average earnings levels.

## LONDON, ONT

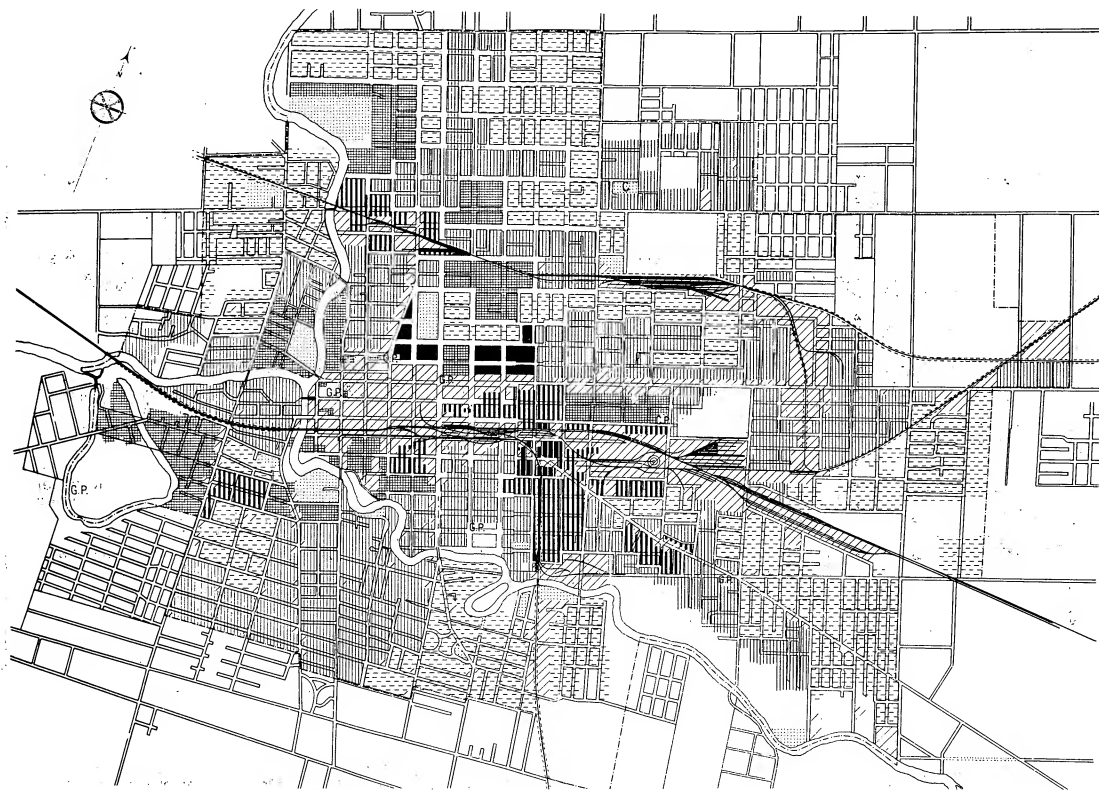
1941

Low rents\*

## LEGEND



\* Ware-earner tenant households paying less than \$20 a month for rent, as a percentage of all ware-earner tenant households in each census sub-district.



# LONDON, ONT.

1941

Home ownership among  
wage-earners\*

## LEGEND

[Pattern: 50% p.c.]	50 p.c. +
[Pattern: 30-49% p.c.]	30 - 49 p.c.
[Pattern: 20-29% p.c.]	20 - 29 p.c.
[Pattern: 10-19% p.c.]	10 - 19 p.c.
[Pattern: 1-9% p.c.]	1 - 9 p.c.
[Pattern: No p.c.]	No p.c.
[Pattern: Diagonal lines]	Commercial and Industrial Parks [areas]
[Pattern: 'C']	Cemeteries
[Pattern: White]	Non-occupied areas
[Pattern: G.P.]	Government Properties

\* Wage-earner home-owners as a percentage of all wage-earner households in each census sub-district.

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